

## MORTGAGEE'S SALE

## OF VALUABLE REAL ESTATE

By virtue of the power and authority contained in the mortgage executed by Robert L. Grove and Elizabeth F. Grove, his wife, dated August 1, 1946, to John K. D. Williams and Mavoureen W. Kenley, as joint tenants, said mortgage securing the repayment of a promissory note of even date therewith, and being recorded among the Land Records of Frederick County, Maryland; said mortgage by mesne assignments now being vested in Manuel M. Weinberg by assignment dated November 6, 1954, recorded among the aforesaid Land Records; default having occurred therein, the said Manuel M. Weinberg will offer at public auction at the Court House in Frederick, Frederick County, Maryland, on

SATURDAY, JANUARY 4, 1958

At 10:00 O'clock A. M.

All that lot or parcel of land situate, lying and being on the northeasterly corner of South Market Street and East All Saints Street, in Frederick City, Frederick County, Maryland, known as No. 72-74-76 South Market Street. This property has a frontage on South Market Street of 40 feet with a depth of 93 feet, and has an additional adjoining property on East All Saints Street with a frontage of 29½ feet and a depth of 79 feet.

The land is improved with a two story brick building, with metal roof, occupied for commercial purposes and apartments. The first floor on South Market Street is now occupied by two store rooms and the second floor has five apartments. All apartments and store rooms are fully occupied and the building is producing approximately \$7,200.00 gross rental per year.

For title reference see deed from John K. D. Williams, unmarried, and Mavoureen W. Kenley, widow, to Robert L. Grove and Elizabeth F. Grove, his wife, dated August 1, 1946, recorded in Liber 455, Folio 422, one of the Land Records of Frederick County, Maryland.

TERMS OF SALE: A deposit of 10 per cent will be required of the purchaser or purchasers on the day of sale, the balance to be paid at the time of settlement, which shall be upon final ratification of the sale by the Circuit Court for Frederick County, Maryland. State and County taxes and other public charges assessed against the property will be adjusted as of the date of final settlement. All costs of conveyancing, including Federal and State stamps requisite for the deed, shall be borne by the purchaser or purchasers.

MANUEL M. WEINBERG  
Mortgagee

Thomas S. Glass,  
Attorney for Mortgagee  
Null and Null, Auctioneers

WITNESS:

*[Signature]*

Auctioneer

*[Signature]*

## AGREEMENT OF SALE

I (we) do hereby acknowledge that I (we) have purchased the real estate described

in the advertisement attached hereto,

at and for the sum of Thirty five thousand six hundred & ten

Dollars (\$ 35,610 ), the sum of thirty five thousand six hundred & ten Dollars

(\$ 35,610 ) having been paid

this date, and the balance in amount of \_\_\_\_\_ Dollars

(\$ 32,049 ) being due and

payable at the time of final settlement;

and I (we) do further covenant and agree

that I (we) will comply with the terms of

sale as expressed in the advertisement

attached hereto.

WITNESS my (our) hands and seal(s)

this 4 day of January, 1958.

Manuel M. Weinberg (SEAL)

\_\_\_\_\_  
(SEAL)

PURCHASERS

Thomas S. Glass  
Attorney for Mortgagee

EXHIBIT NO. 3

*Filed January 21, 1958*